018.0	0002	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	767,500	/	767,500
USE VALUE:	767,500	/	767,500
ASSESSED:	767,500	/	767,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OHALLORAN SHAUN J & MARY C/TRS
Owner 2:	OHALLORAN FMLY IRREVOCABLE TR
Owner 3:	
Street 1:	7 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O HALLORAN SHAUN J/MARY C -
Owner 2:	-
Street 1:	7 ELIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 1449 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	272,800		494,700	767,500
Total Card	0.124	272,800		494,700	767,500
Total Parcel	0.124	272,800		494,700	767,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.68 | /Parcel: 529.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12596

GIS Ref

GIS Ref

Insp Date 11/03/17

!1507!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	272,800	0	5,400.	494,700	767,500		Year end	12/23/2021
2021	101	FV	264,400	0	5,400.	494,700	759,100		Year End Roll	12/10/2020
2020	101	FV	264,400	0	5,400.	494,700	759,100	759,100	Year End Roll	12/18/2019
2019	101	FV	226,700	0	5,400.	640,200	866,900	866,900	Year End Roll	1/3/2019
2018	101	FV	226,700	0	5,400.	407,400	634,100	634,100	Year End Roll	12/20/2017
2017	101	FV	226,700	0	5,400.	372,500	599,200	599,200	Year End Roll	1/3/2017
2016	101	FV	226,700	0	5,400.	302,600	529,300	529,300	Year End	1/4/2016
2015	101	FV	213,700	0	5,400.	302,600	516,300	516,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:05:35

LAST REV

Date	Time
11/17/21	10:03:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1507

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O HALLORAN SHAU	1410-96		1/12/2012	Convenience	100	No	No		
BOSLEY SARAH H/	1311-12		11/7/2005		455,000	No	No		
WELLS BRUCE/ETA	1239-164		7/13/2001		369,900	No	No		
KANE PATRICIA	1148-136		11/17/1995		216,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2008	96	Redo Kit	25,000			G9	GR FY09	re-do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Meas/Inspect	BS	Barbara S
2/17/2009	Meas/Inspect	345	PATRIOT
10/12/1999	Meas/Inspect	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12596
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	85.	1.08	2									494,701						494,700	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	494,701	Spl Credit		Total:	494,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	94259
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335196
Depreciation:	62347
Depreciated Total:	272850

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

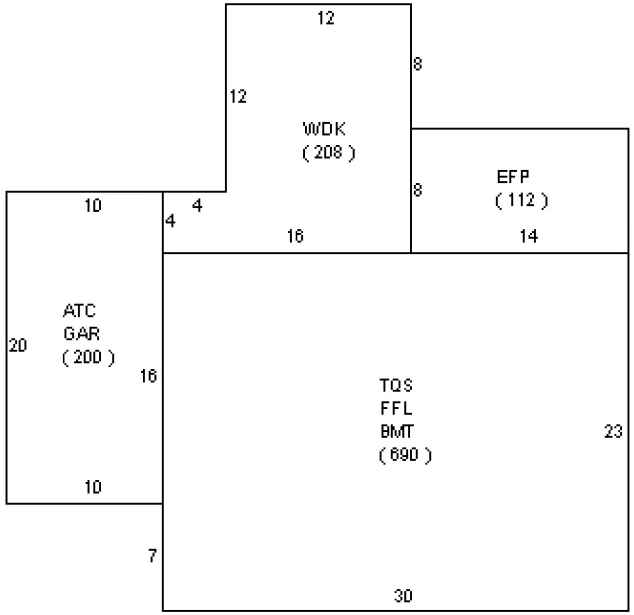
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	109.65
Final Total:	272800	Val/Su SzAd	213.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	690	54.680	37,729
FFL	First Floor	690	148.490	102,455
TQS	3/4 Story	518	148.490	76,841
WDK	Deck	208	10.810	2,248
GAR	Garage	200	27.500	5,499
EFP	Enclos Porch	112	51.530	5,771
ATC	Attic	70	148.490	10,394

	Net Sketched Area:	2,488	Total:	240,937	
Size Ad	1277.5	Gross Area	2790	FinArea	1449

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	F	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	